



Main Street, Ratby, LE6



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£299,950



Key Features

- Three Bedrooms (Master With En-suite)
- Modern Family Home
- Two Parking Spaces & Garage
- Located in the Heart of Ratby Village
- Open Plan Kitchen Diner
- Upgraded Worcester Boiler (Fitted 2024) and Under 10 Year Warranty
- EPC rating TBC
- Freehold





MODERN FAMILY HOME! - Occupying an elevated position in the heart of the sought after village of Ratby and enjoying two allocated parking spaces and a single garage to the rear, fall in love with this modern three bedroom end town house ideal for first time buyers or growing families. Benefiting from having replaced double glazed windows and an upgraded Worcester Bosch boiler with HIVE fitted in 2024 and under a 10 year warranty, the layout of this home offers an entrance hall, lounge, l-shaped dining kitchen and ground floor WC. Upstairs you will find three bedrooms (master with en-suite) and a bathroom. Outside there is a garden to the rear. Within walking distance to local amenities and schooling, a closer inspection of the size, style and location comes strongly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the welcoming entrance lobby with a staircase rising to the first floor and door leading through to the reception room presented with carpet flooring and offering views of the front through a double glazed window. Ideal for those occasions when entertaining, a particular selling feature is the l-shaped dining kitchen fitted with a range of wall mounted and base units with complementary work surfaces over and tiled surrounds. Features include an inset 1.5 sink and drainer, built in 'Neff' oven, four ring 'Neff' gas hob with 'Neff' hood above, wine cooler and an integrated fridge freezer, dishwasher and washing machine. Affording ample space for a dining table and chairs, there is two rear elevation windows and a rear access door. Completing the ground floor is a guest WC.

First Floor

Stairs rise to the first floor landing which gives access to three bedrooms, two of which are comfortable doubles. The master bedroom benefits from having access to its own en-suite comprising a shower

enclosure, wash hand basin and WC. The family bathroom is fitted with a modern three piece suite comprising a bath, wash hand basin and WC, with built in storage. There is also access to an insulated loft space via the landing.

Outside

Enjoying an elevated position in the heart of Ratby village, steps rise to the front garden with a pathway to the front door. Gated access to the side leads to a particularly private garden offering a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. Steps rise to a gravelled area and further steps to an area of lawn with a variety of shrubbery to borders. Beyond the garden is a driveway providing off road parking for one vehicle and single garage measuring 5.26m x 2.79 and boasting light and power (with provisions in place for an electric door to be installed). There is also a further allocated parking space.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

In line with current money laundering regulations,





prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



Referrals

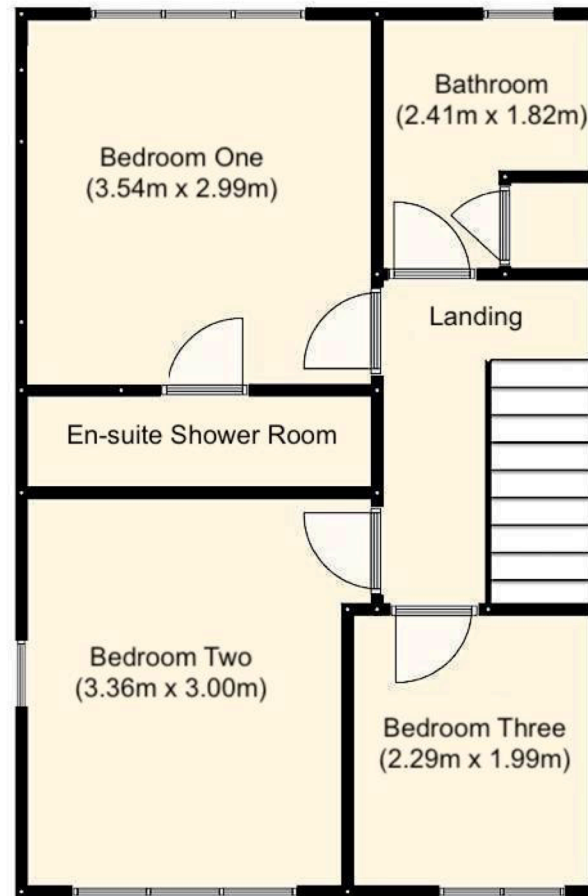
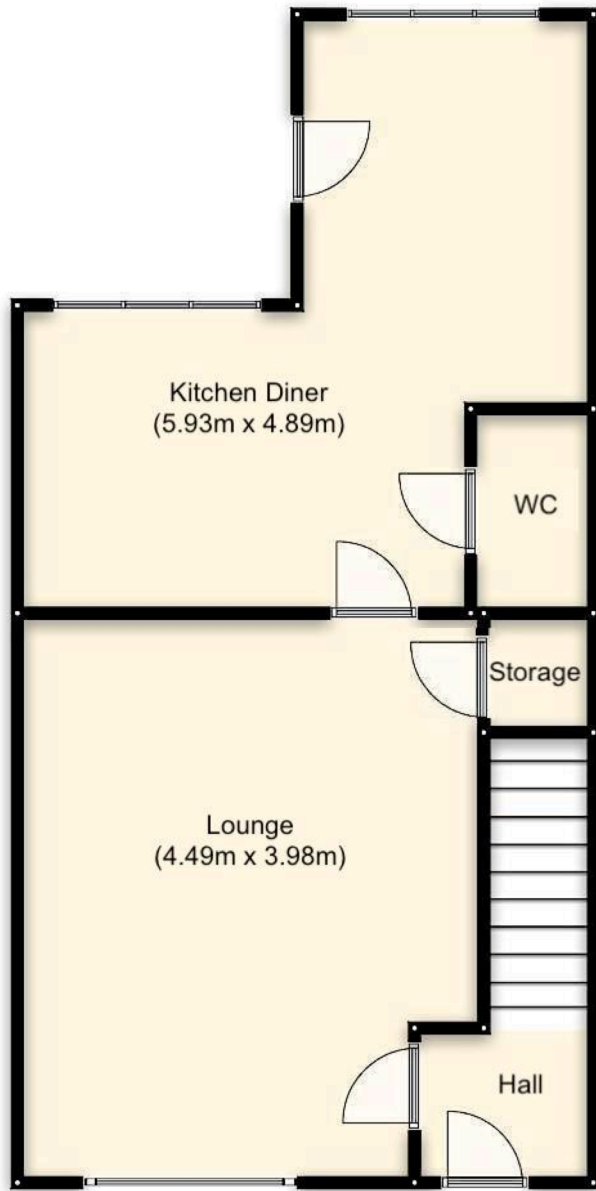
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

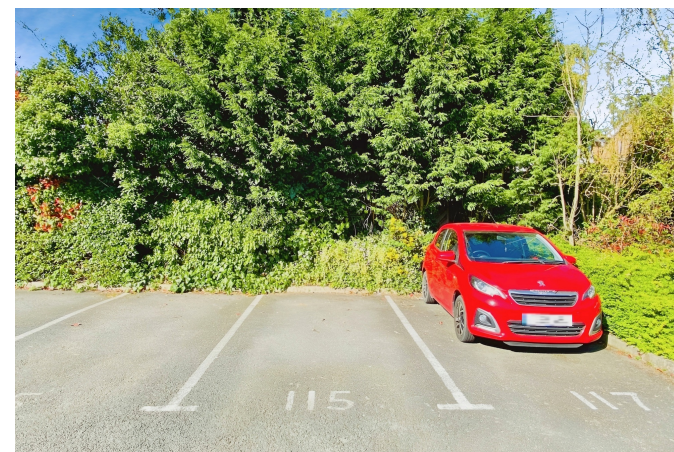
Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.









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